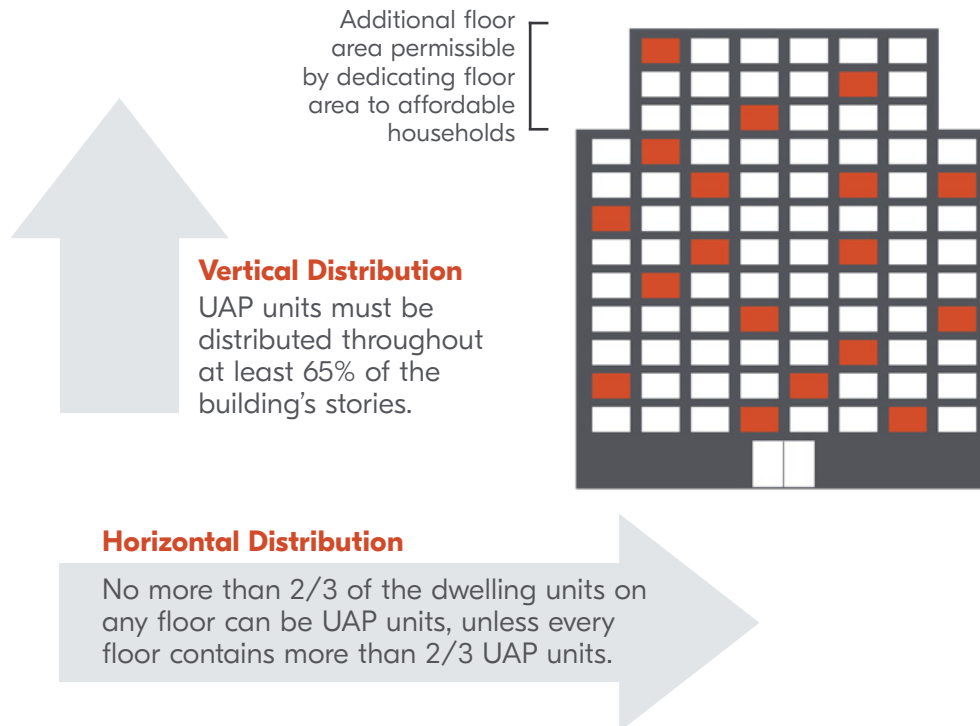


SUMMARY

Universal Affordability Preference (UAP) was established in December 2024 under the New York City Zoning Resolution.

- UAP applies to R6 through R10 zoning districts.
- UAP units may be rental or homeownership.
- UAP developments can increase their maximum Floor Area Ratio (FAR) by providing permanently affordable housing for residents with incomes at or below a weighted average of 60% of the Area Median Income (AMI) where:
 - there are no more than three income bands,
 - no income band exceeds 100% AMI, and
 - for UAP sites with 10,000 square feet or more of Affordable Floor Area (AFA), at least 20% of the AFA is provided at or below 40% AMI.

APARTMENT DISTRIBUTION REQUIREMENTS



BEDROOM MIX REQUIREMENTS

At least 50% of UAP units must be two-bedrooms or greater, and 75% of UAP units must be one-bedroom or greater.

OR

The bedroom mix between affordable and market-rate dwelling units must be proportional.

UNIT SIZE REQUIREMENTS

The average size of the UAP units for a particular bedroom size shall not be less than the average size of the non-UAP units or the minimum size listed below, whichever is less:

Studio: 400 square feet

One-bedroom: 575 square feet

Two-bedroom: 775 square feet

Three-bedroom: 950 square feet